

Harden Parish Council



Response to Bradford Council's Allocations DPD Issues and Options Consultation

Motion agreed by Harden Parish Council. 14.07.16

The Parish Council supports the development of part of HR/001, part of HR/013 and the whole of HR/004. The Parish Council notes that, in conjunction with outstanding planning permissions for HR/002 and HR/012, this would provide adequate land for 100 homes to be allocated in phases. The Parish Council further rejects development on HR/003, 005, 006, 007, 008 and 011 for the reasons set out below.

Site Specific Comments

HR/001 (Harden Road)

Harden PC notes that this site is in the green belt, slopes steeply down towards other homes to the south and is also located near to the Grade II listed property known as Woodbank. Harden PC does not however, believe that it would be impossible to consider some development along Harden Road between Cockcroft Fold and Woodbank Garden Centre given that new properties would have good access to the main road network and public transport (Policy SC5 B) and provided that the belt of trees between the site and properties to the south are preserved. We also note that there is sensitivity about habitat in relation to the heronry and the ponds near Woodbank House and this is clearly flagged up in the Bradford Growth Assessment Volume 2 Constraint Mapping of Wildlife Areas, (Policy EN2). We would therefore oppose the use of the south part of the site.

HR/002 (Harden Road/Keighley Road)

Outline permission already exists for approximately 25 homes.

HR/003 (Keighley Road)

This site has been open space and part of the village landscape for at least 100 years and was designated as Village Open Space in the RUDP. Although there is permission to build an access road across it to HR/002 which permission was vigorously opposed by local residents and the Parish Council , the parish council opposes further development on HR/003 on the grounds of continuity of the village landscape and the view to the listed cottages at Crowther Fold, (Policy EN3). We would also draw the Council's attention to a document lodged by the landowner in support of 15/01039/MAO (outline application for HR/002) that the bulk of HR/003 would be retained by them as managed grassland. We

urge the council to retain its village open space designation to ensure that this commitment stands.

HR/004 (Chelston House)

This site could be accessed from Wilsden Road but was rejected by the Inspector at the RUDP enquiry. Since then, the adjacent site of the original Chelston House has been intensively redeveloped. HR/004 is directly behind this development and adjacent to HR/012 which has an expired planning permission for four properties which was preceded by four previously approved and expired applications. HR/004 can be accessed from Wilsden Road, (Policy SC 5 B). The Parish Council has no objection to the development of this site.

HR/005 (South Walk)

This site was safeguarded in the RUDP but can only be accessed from the narrow South Walk. Development without widening South Walk by the purchase of sections of residents' front gardens is problematic. The Parish Council therefore objects to the development of this site.

HR/013 (Land off South Walk/Wilsden Road)

The Parish Council believes that the north east section of this site could be developed in conjunction with HR/004 in order to help provide adequate land for the total of 100 houses in Harden. We believe this would be preferable to developing HR/005 which is surrounded on three sides by residential property (North Walk, South Walk and Valley View) and is opposed by residents.

HR/006, 7 and 11 Long Lane and Hill End Lane)

These sites are in the green belt on the west village margin and in the view of the Parish Council should not be developed. HR/006 and 11 give access to a valuable open vista towards the Goit Stock Wood (Site of Ecological / Geological Importance) and the Harden Beck valley and help to maintain the separation with Cullingworth. The Parish Council therefore agrees with the assessment that this site is not suitable for the reasons given in the SHLAA 3 Harden Settlement Area table.

HR/008 (Midgeham Quarry)

The Parish Council agrees with BMDC that this site is not suitable for the reasons given in the SHLAA 3 Harden Settlement Area table. In addition, site traffic is currently required to turn right out of the site to avoid the steep narrow Ryecroft Lane, but this would be problematic for residential development.

HR/009 (Goitstock Lane)

The parish council agrees with BMDC that this site is not suitable for the reasons given in the SHLAA 3 Harden Settlement Area table.

HR/010 (Granic Mews)

Development complete.

HR/012 (Braes Castle)

Has had several planning applications approved for four properties although all are currently lapsed. The Parish Council has no objections to the development of this site.

Views of residents as expressed at a Public Meeting on 08.07.16

Harden Parish Council organised a public meeting to inform and discuss with residents how the Parish Council and individual residents could respond to the Issues and Options Consultation.

The following points were raised which have not been covered in the Parish Council response to individual sites: -

- Harden lies at the crossroads between Bingley, Wilsden, Cullingworth and a commonly used rat run to Keighley. Traffic, especially at peak times can be heavy and has long been a matter of concern. The cumulative effect on traffic of additional homes in Wilsden, Cullingworth and Harden and the need for improved public transport needs to be considered and mitigated against, regardless of the final decision about site allocation.
- There was also concern about education provision.
- Policy HO4 of the Core Strategy argues for the phasing of the release of sites and residents were of the view that this is vital to deal with overload on the local systems.

The Parish Council agrees with these comments.

18th July, 2016